



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 20, 2015
1507-SPP-17 & 1507-ODP-17

Petition Number: 1507-SPP-17 & 1507-ODP-17

Subject Site Address: Southeast corner of 161st Street and Spring Mill Road

Petitioner: Cooperstown Partners, LLC

Representative: Murray Clark, Faegre Baker Daniels

Request: Primary Plat and Overall Development Plan review for **Spring Mill Station SE Corner** consisting of 4 commercial lots.

Current Zoning: Spring Mill Station SEC PUD

Current Land Use: Residential

Approximate Acreage: 7.65 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat/Overall Development Plan
4. Landscape Plan
5. Spring Mill Station Area Map
6. Waiver Letter and Public Works Response
7. Waivers and Conditions

Property History: 1209-PUD-11 (Ordinance 14-46, Spring Mill Station SEC PUD)

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 7.65 acre site is located on the southeast corner of 161st Street and Spring Mill Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the “plans”) for the Spring Mill Station SE Corner Subdivision to allow for the development of the proposed Lot 1, located on the corner of 161st Street and Spring Mill Road.

The petition was reviewed by the Technical Advisory Committee at its June 23, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission’s July 6, 2015, meeting.



The applicable zoning district is the Spring Mill Station SEC PUD (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Ordinance 14-46: Spring Mill Station SEC PUD.

41) General Regulations (Section 4.1)

- a) General Requirement: Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)
- b) Use of Required Yards: If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.

Comment: To be reviewed with detailed development plan.

- c) Maximum Building Height: 45' above grade

Comment: To be reviewed with detailed development plan.

- d) Pedestrian Accessibility:

- i) 8' wide perimeter path along 161st Street and Spring Mill Road
- ii) 5' wide pedestrian walkways from perimeter paths to building entrances

Comment: To be reviewed with detailed development plan.

- iii) All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored

or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.

- iv) 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.

Comment: To be reviewed with detailed development plan.

- v) 8' wide pedestrian walkway from 161st Street and Spring Mill Road paths to caboose/gathering space. May encroach into south or east property line buffer yards.
- vi) Bike parking for each building and in common areas. Should be consistent with the bike parking facilities at Kroger. Approved by plan commission with the final approval of each building.

- e) Trash Enclosures: Trash containers shall:

Comment: To be reviewed with detailed development plan.

42) Off-Street Loading and Parking (Section 4.2): Shall be provided in accordance with the Zoning Ordinance.

43) Landscaping and Screening (Section 4.3)

- a) Shall be provided in accordance with the Zoning Ordinance.
- b) Shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan.
- c) A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the real estate and the overall Site Development Plan.
- d) Minimum buffer yards:

- i) 161st Street and Spring Mill Road: no buffer required, but must comply with street frontage landscaping requirements in the zoning ordinance. A variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed in substantial compliance with Exhibit F of the PUD.

Comment: To be reviewed with detailed development plans for applicable lots.

- ii) East Property Line: 10' buffer, plantings consistent with zoning ordinance
- iii) South Property Line: 10' buffer, planting consistent with zoning ordinance and in substantial compliance with Exhibit F of PUD, existing vegetation preserved where possible and credited towards required buffer plantings
- iv) Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.

Comment: Will be reviewed with detailed development plan.

44) Sign Standards (Section 4.4)

Comment: Will be reviewed as each sign permit application is filed.

45) Lighting (Section 4.5)

Comment: Will be reviewed with detailed development plan

46) Architectural and Design Standards (Section 5)



Comment: Will be reviewed with detailed development plan

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

47) Landscaping Standards (Article 6.8)

- a) Minimum Lot Landscaping Requirements

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- b) External Street Frontage Landscaping
- c) Buffer Yard Requirements
- d) Parking Area Landscaping

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

48) Lot Standards (Article 6.10)

49) Setback Standards (Article 6.16)

50) Vision Clearance Standards (Article 6.19)

51) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below. The plans will fully comply if the requested waiver is granted.

52) Block Standards (Article 8.1)

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Pedestrian Network Standards (Article 8.7)

Comment: Petitioner is requesting a waiver from the requirement to provide sidewalks along both sides of internal private streets.

56) Storm Water Standards (Article 8.8)

57) Street and Right-of-Way Standards (Article 8.9)

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)



STAFF COMMENTS

1. **Compliance:** The Primary Plat and Overall Development Plan comply with the applicable zoning ordinance, except as otherwise noted herein with regard to the petitioner's requested waiver, as further noted below:
Elimination of the requirement to provide sidewalks on both side of internal private streets, as pedestrian connectivity is otherwise met by the requirements of the PUD.
2. **Waiver:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
 - a. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - b. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - c. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - d. The proposed development is consistent with and compatible with other development located in the area.
 - e. The proposed development is consistent with the intent and purpose of the Comprehensive Plane.
3. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following conditions:
All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
4. If the waiver request is not approved, then the plans to not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
5. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.